

**IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION**

<b>IN RE:</b>	)	<b>CHAPTER 11</b>
	)	
<b>RICHARD DOUGLAS CULLINAN,</b>	)	<b>CASE NO: 22-51326-WLH</b>
	)	
<b>Debtor.</b>	)	
	)	

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**REPORT OF SALE**

On May 27, 2022, Debtor sold real property located at 305 Cannady Court, Sandy Springs, Georgia 30350 (the “**Property**”) for a sales price of \$797,500. Attached to this Report of Sale is the “Seller’s Settlement Statement” outlining the disbursement of funds at closing.

After payment of county taxes, pro-rated HOA dues, real estate broker commissions, certain title and settlement charges, and the \$41,836.60 Coastal States Bank HELOC, the closing attorney wired Geer Law Group, LLC \$704,787.88 that counsel continues to hold in its IOLTA account until further Order of this Court.

/s/ \_\_\_\_\_  
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CERTIFICATE OF SERVICE

I hereby certify that I have filed the Report of Sale through the Court's CM/ECF system, which will provide electronic notice to the following parties:

- **Ron C. Bingham** ron.bingham@arlaw.com, lianna.sarasola@arlaw.com
- **Wade Kyle Cannon** wcannon@gearhiserpeters.com, myoung@gearhiserpeters.com
- **Lisa F. Caplan** lcaplan@rlselaw.com, nbrown@rlselaw.com; akhosla@rlselaw.com; ruluecf@gmail.com; BKRL@ecf.courtdrive.com; abrickier@rlselaw.com
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- **Alan Hinderleider** Alan.Hinderleider@usdoj.gov
- **Brian J. Levy** blevy@burr.com, mhjones@burr.com
- **Cameron M. McCord (Sub V Trustee)** cmccord@joneswalden.com, jwdistribution@joneswalden.com

Dated: June 2, 2022

/s/ Will Geer

Will Geer

Counsel for Debtor

Seller's Settlement Statement



CAMPBELL & BRANNON  
ATTORNEYS AT LAW

Settlement Date: 05/27/2022  
Disbursement Date: 05/27/2022  
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342  
File Number: HG220848DM  
Lender:  
Loan Type: None  
Buyer: Royce B. Ridgeway  
606 Verney Dr  
Marietta, GA 30066  
Seller: Richard D. Cullinan and Christina M. Cullinan  
3590 Valverde Circle  
Jacksonville, FL 32224  
Property location: 305 Cannady Court  
Sandy Springs, GA 30350  
Tax Parcel No:

	Seller	
	Debit	Credit
Financial Consideration		
Sale Price of Property		797,500.00
Prorations/Adjustments		
Prorated HOA Dues \$785/yr 05/27/22 - 12/31/22		471.00
County Taxes (\$8216.31) 01/01/22 _05/27/22	3,286.52	
Commissions		
Commission- Buyer's Broker to Atlanta Fine Homes Sotheby's International Realty	23,925.00	
Commission- Seller's Broker to Harry Norman Realtors	23,925.00	
Title & Settlement Charges		
Title - Proceeds Handling Fee to Campbell & Brannon, LLC	35.00	
Title - Split Closing Fee to Campbell & Brannon, LLC	150.00	
Title - Water Lien Search- City of Atlanta/CB to Campbell & Brannon, LLC	25.00	
Payoffs		
Payoff of First Mortgage Loan to Coastal State Bank	41,836.60	
Miscellaneous Debits/Credits		
funds to to Geer Law Group, LLC	704,787.88	
Subtotals	797,971.00	797,971.00